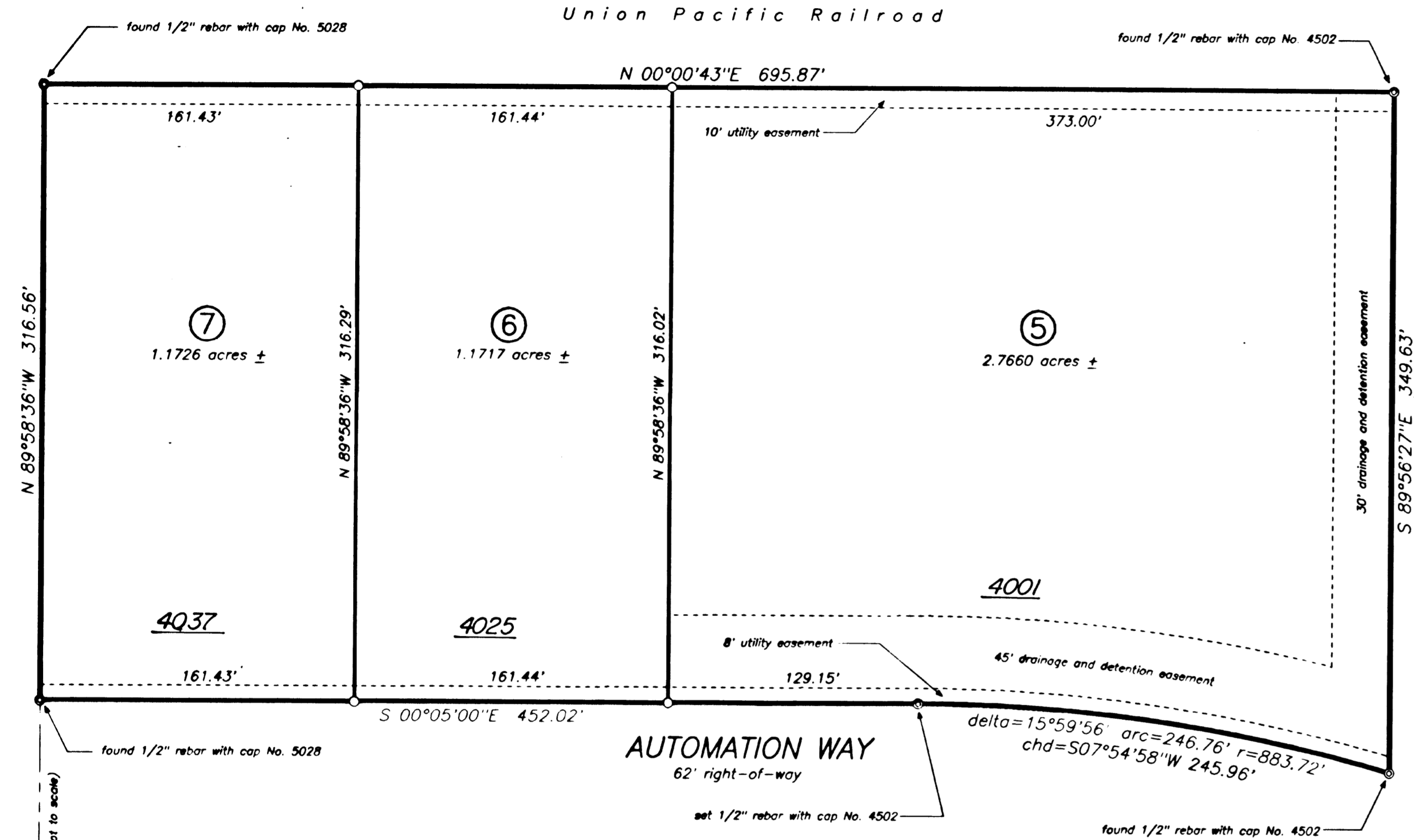


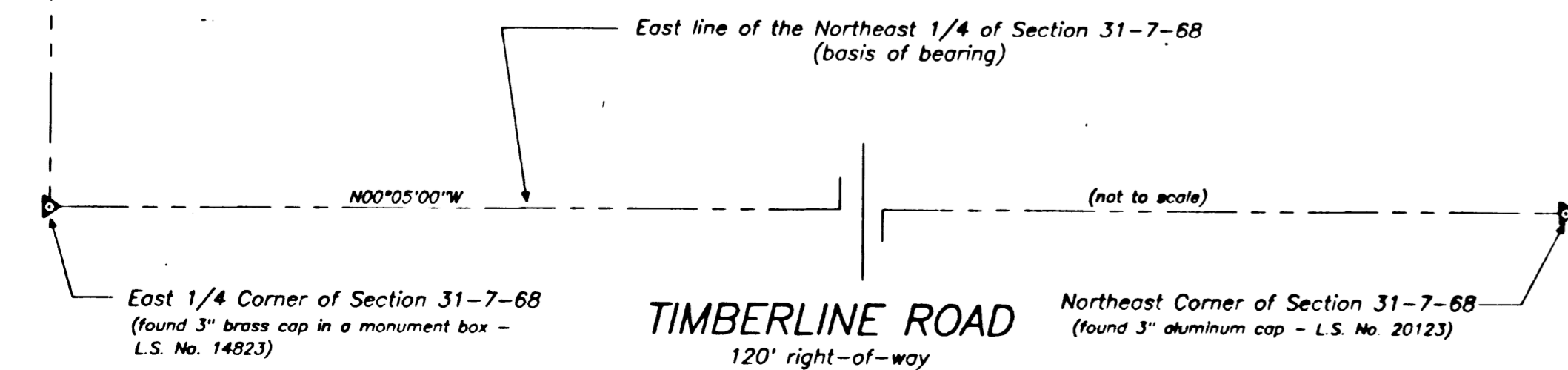
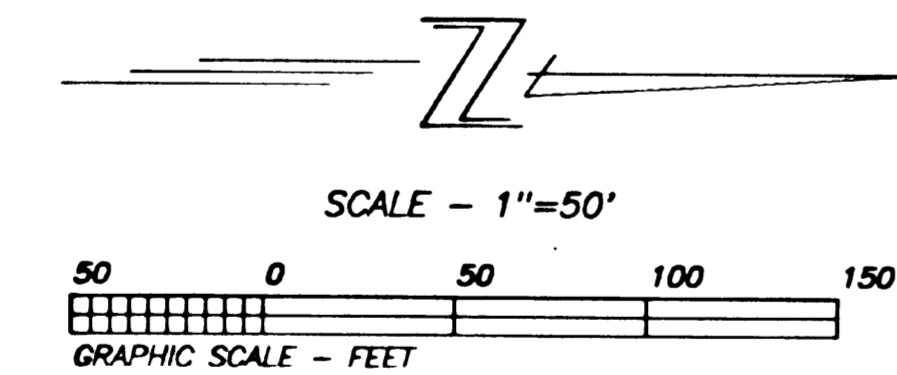
# A MINOR SUBDIVISION PLAT OF COLLINDALE BUSINESS PARK THIRD FILING

SITUATE IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH P.M.,  
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



**AUTOMATION WAY**  
62' right-of-way

**CARIBOU ROAD**  
66' right-of-way



### STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners and proprietors of the following described land, to-wit: A tract of land situate in the Northeast 1/4 of Section 31, Township 7 North, Range 68 West of the Sixth P.M., City of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows; considering the East line of said Northeast 1/4 as bearing N00°05'00"W and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at a point on the North line of Timberline Storage P.U.D., which bears N89°58'36"W 744.00 feet from the East 1/4 Corner of said Section 31, and run thence along said North line, N89°58'36"W 316.56 feet to a point on the East right-of-way line of the Union Pacific Railroad; thence along said East right-of-way line, N00°00'43"E 695.87 feet; thence S89°56'27"E 349.63 feet to a point on the West right-of-way line of Automation Way; thence along said West right-of-way line, along the arc of a 883.72 foot radius curve to the left a distance of 246.76 feet, the long chord of which bears S07°54'58"W 245.96 feet, and again S00°05'00"E 452.02 feet to the point of beginning, containing 5.1103 acres, more or less. The undersigned have caused the above described land to be surveyed and subdivided into lots as shown on this plat to be known as a Minor Subdivision Plat of COLLINDALE BUSINESS PARK THIRD FILING, subject to all easements and rights-of-way now of record or existing or indicated on this plat. The undersigned does hereby dedicate and convey to and for public use, forever, the streets and easements as are laid out and designated on this plat, provided, however, that acceptance by the City of this dedication of easements does not impose upon the City a duty to maintain the easements so dedicated.

Witness our hands and seals this 23 day of MARCH, A.D., 1994

MAE A TILEY, by K. Bill Tiley as Attorney-in-Fact

NORWEST BANK OF FORT COLLINS SOUTH, N.A.

*K. Bill Tiley*  
K. BILL TILEY  
BY *K. Bill Tiley*  
K. BILL TILEY

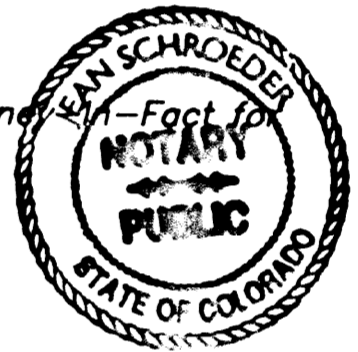
BY *J.M. Davis*  
J.M. DAVIS, Vice-President

State of Colorado } S.S.  
County of Larimer }

The foregoing dedication was acknowledged before me this 23 day of March, A.D., 1994 by K. Bill Tiley as Attorney in Fact for Mae A Tiley, and by K. Bill Tiley, and by J. M. Davis as Vice-President of Norwest Bank of Fort Collins South, N.A.

My notarial commission expires 3/23/97

NOTARY PUBLIC *Sean Schroeder*



### ATTORNEY'S CERTIFICATE:

This is to certify that on the 23 day of March, A.D., 1994, I examined the title to the property as described hereon and established that the owners and proprietors of record of the said property as construed in C.R.S. 1973, 31-23-111, are as shown hereon as of said date.

ATTORNEY *K. Bill Tiley*

Registration No. 391

### SURVEYOR'S CERTIFICATE:

I, Phillip I. Robinson, a duly registered Professional Engineer and Land Surveyor in the State of Colorado, do hereby certify that this Minor Subdivision Plat of COLLINDALE BUSINESS PARK THIRD FILING truly and correctly represents the results of a survey made by me or under my direct supervision.

*Phillip I. Robinson*  
PHILLIP I. ROBINSON  
Colorado registered P.E. & L.S. No. 4502



### APPROVED AS TO FORM:

By the Director of Engineering of the City of Fort Collins, Colorado this 13<sup>th</sup> day of April, A.D., 1994

*Michael R. Reiss*  
MICHAEL R. REISS  
DIRECTOR OF ENGINEERING

### APPROVED:

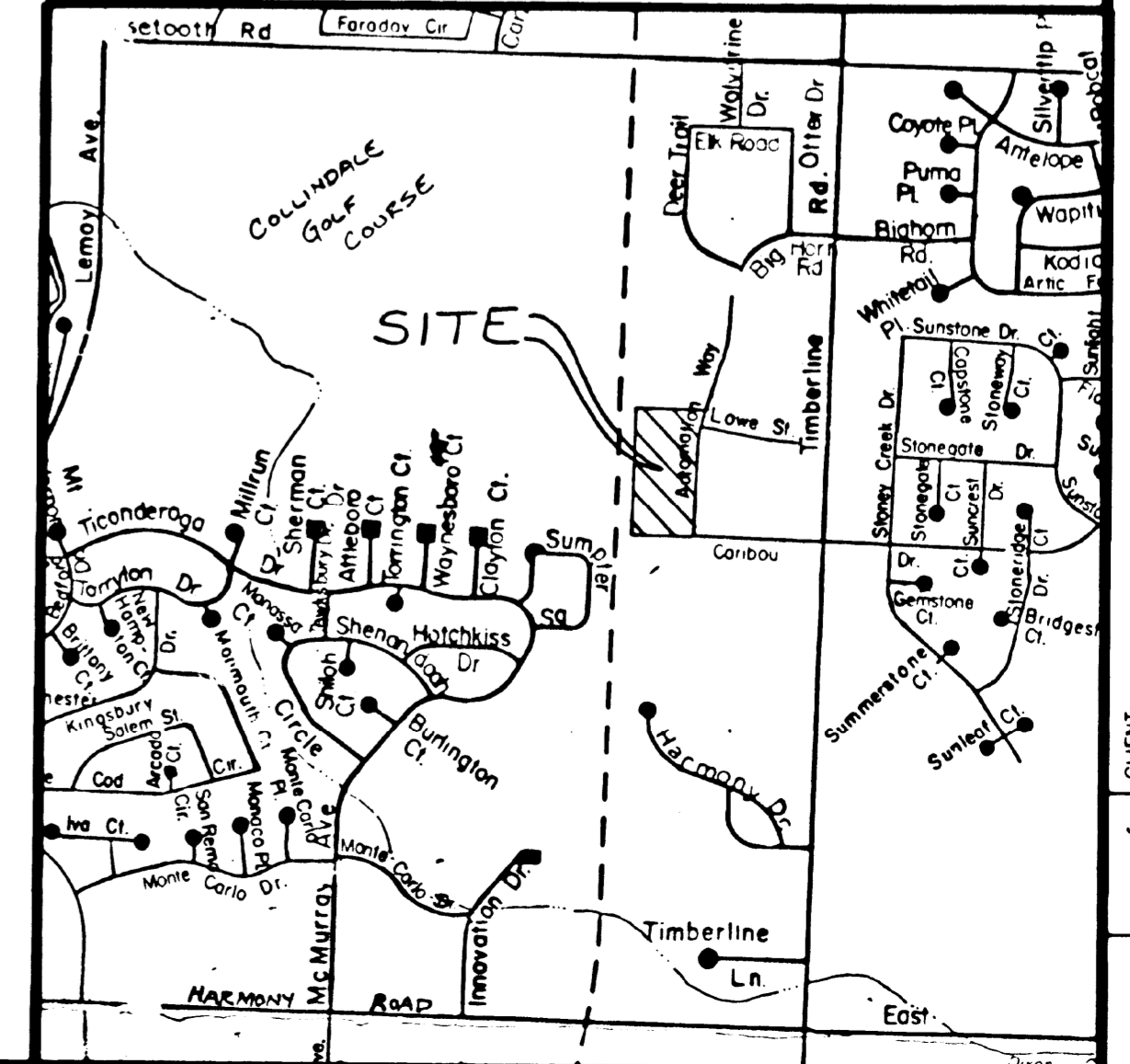
By the Director of Planning of the City of Fort Collins, Colorado this 31 day of March, A.D., 1994



*Jeff Smith*  
JEFF SMITH  
DIRECTOR OF PLANNING

*Charles H. Keizer*  
CHARLES H. KEIZER  
CITY CLERK

### VICINITY MAP SCALE 1"=1000'



**STEWART & ASSOCIATES**  
CONSULTING ENGINEERS AND SURVEYORS  
103 S. MELDRUM STREET, FORT COLLINS, COLORADO 80521 (303)482-9331

CLIENT: **K. BILL TILEY**  
PROJECT: **TRACT IN THE NE 1/4 OF SECTION 31-7-68 FORT COLLINS, COLORADO**  
UNIT: **MINOR SUBDIVISION PLAT**  
JOB NUMBER: \_\_\_\_\_ DATE: \_\_\_\_\_  
SHEET NUMBER: **ONE** of **ONE**

NO. \_\_\_\_\_ SHEET \_\_\_\_\_ OF \_\_\_\_\_  
REVISIONS \_\_\_\_\_  
APPROVED FOR CONSTRUCTION: \_\_\_\_\_